

Minutes of November 1, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary

1. Minutes: October 18, 2023 Approved
2. Administrative Items

2.1 UVW062223: Consideration and action on a request for final subdivision approval of Westwood Homestead No. 3 Subdivision. Planner Technician: Marta Borchert

The applicant is requesting approval of Westwood Homestead No. 3 Subdivision consisting of one lot, located at approximately 7639 E 1900 N, Eden UT, in the AV-3 Zone. The proposed subdivision meets the lot area and lot width requirements of the AV-3 zone. The purpose of this application to create a one lot subdivision.

Staff recommends final approval of Westwood Homes No. 3 Subdivision. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. The owner will submit proof of a 48 hour pump test for the well before the subdivision plat records.
2. A deferral agreement for curb, gutter, and sidewalk along 1900 N will be signed and recorded with the final plat.
3. An irrigation water covenant will be recorded with the final plat, specifying the area that can be watered by the well, as stated on the well permit from the State of Utah.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision, with conditions imposed, complies with applicable County ordinances.

Director Grover approved this item with the conditions and findings in this staff report.

2.2 LVL090523 - Consideration and action on an administrative review of the Luxury at the Legends Subdivision, consisting of two lots and right-of-way dedication. Planner: Felix Lleverino

The applicant has submitted a request for final plat approval of Luxury at the Legends, a small subdivision consisting of two lots. The subdivision plan and the connectivity plan, included as Exhibit A, is designed to conform to the Future Streets and Transit Map of the 2022 General Plan. Access to this property is via a private access road that is fully constructed. The access road measures 28' wide and is capable of supporting vehicles weighing more than 75,000. The dedication of the area to the 700 North Street alignment will create the frontage needed to satisfy Section 106-2-2.010.

"The standard method of ensuring ease of access, efficient mobility, reduced response time for first responders, effective emergency management, strong neighborhood relationships through interconnectivity, and a more equitable means of access to community opportunities, is by requiring Public Streets and Public Street connectivity at the time new development is proposed. As such, the default requirement for each subdivision Lot is to provide Lot Frontage on a street dedicated to the County as a public right-of-way and thoroughfare."

An area that measures 33' wide by approximately 1,000 feet long will be dedicated for the alignment of 700 North Street. This amount of street dedication will facilitate connectivity to adjacent properties, specifically the Terakee Farms. The access strip leading to this property will be granted to the County in the form of a parcel, as labeled on the subdivision plat as PARCEL A. It is anticipated that the road system of the Terakee Farms Development will dedicate the remaining area needed for a public road called 3600 West Street.

Owner Cort Valentine was present. He wanted to confirm information about road connections around his property.

Staff recommends final plat approval of the Luxury at the Legends Subdivision based on the following conditions:

1. Prior to recording the final plat, a final will-serve letter from the Taylor West Weber Water District is submitted.
2. Annexation and the installation of the sewer utilities are complete or escrowed for before the subdivision plat may be recorded.
3. The County Engineering Department has received all the required documents and plan revisions needed.
4. The final plat indicates 33' of ROW dedication for the alignment of 700 North Street.
5. All County Surveyor comments are addressed.
6. The Weber County Commission will sign the subdivision plat, accepting the right-of-way

dedication. This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Director Grover approved this item with the conditions and findings in this staff report.

2.3 LVT083023: Consideration and action on a request for final subdivision approval of Thompson Estates Subdivision, consisting of one lot located at 3878 N 2975 W, Ogden. **Planner: Steve Burton**

The applicant is requesting final administrative approval of Thompson Estates Subdivision, consisting of one lot in the A-1 (agricultural) zone in the Western Weber Planning Area

Staff recommends final approval of Thompson Estates Subdivision, consisting of 1 lot. The recommendation is based on all review agency comments.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the West Central Weber General Plan.
2. The proposed subdivision amendment complies with the applicable County ordinances.

Director Grover approved this item with the conditions and findings in this staff report.

Adjourned

*Respectfully Submitted,
June Nelson
Lead Office Specialist*